

Bill Patterson (Research)

From: David Ferrell <DFerrell@vanblk.com>
Sent: Friday, February 28, 2014 08:37 AM
To: Bill Patterson (Research)
Subject: Re: NCLTA Proposed Changes to the Mechanics Lien Law now posted to Committee ...

Bill

I received this comment and concern regarding the **leasehold situation**: Henry Jones's proposals do not address what information identifying the fee owner must be reflected in any of the filings -- claims of lien, claim of lien on funds or LiensNC. So at this point, this is not even really searchable since on any given fee property, there could be hundreds of tenants in various name variances such that a title examiner would never be able to identify them.

This would be a "super-hidden lien"

Thus, if the onus is on the contractor to find out who he is contracting with and who he is planning to lien, he would have avoided the Sandra Anderson Builder situation in any event by not contracting with just the tenant

Thanks

David

On Feb 27, 2014, at 11:56 AM, "Bill Patterson (Research)" <Bill.Patterson@ncleg.net> wrote:

Larry, thank you for your input – I am forwarding your email to David Ferrell so that he can contact you to discuss the issues and see if differences can be resolved prior to Monday's meeting.

Please keep me in the loop as to progress.

Thanks,

Bill

From: LARRYONEA@aol.com [<mailto:LARRYONEA@aol.com>]
Sent: Thursday, February 27, 2014 10:17 AM
To: Bill Patterson (Research)
Subject: Re: NCLTA Proposed Changes to the Mechanics Lien Law now posted to Committee ...

Bill, we are opposed to this Bill. We feel that the bill adds unnecessary burden and risk to our members lien law standing.

<image001.jpg>

Larry W. Adams
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"Voice of the Carolinas, Ohio, Tennessee and Virginia
Building Material Industry."

In a message dated 2/26/2014 4:09:45 P.M. Eastern Standard Time, Bill.Patterson@ncleg.net writes:

To Interested Stakeholders:

Staff has received a [proposal for additional changes to the mechanics lien law](#) submitted by the NC Land Title Association. It is expected that these proposed changes will be among those considered by the Committee at its meeting on Monday.

If you have any written comments relating to the NCLTA's proposed changes, please send them to me by email by close of business on Friday, and let me know if you also desire to be heard concerning them at next week's meeting.

**Bill Patterson
Staff Attorney
NCGA Research Division
919-733-2578**